

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: April 21, 2005

ITEM NO. 2

SUBJECT **Pinnacle Peak Place**
21-PP-2004

REQUEST Request approval of a Preliminary Plat for 80 residential lots with amended development standards on 124+/- acres,
AND
Request approval of elevations for a guardhouse, entry features and site wall for a new residential subdivision.

Key Items for Consideration:

- Proposal for 80 lots using existing R1-70 ESL and R1-43 ESL zoning.
- Amended development standards are requested.
- Realignment of Happy Valley Road and Desert Highlands Drive.
- Preservation of natural washes 50 cfs or greater capacity.
- Scenic corridor along Pima with equestrian and multi-purpose paths.
- No public opposition has been received with this case

OWNER Pivotal Scottsdale 123, LLC
602-956-7200

APPLICANT CONTACT Steven Voss
LVA Urban Design Studio LLC
480-994-0994

LOCATION East side of Pima Road between Happy Valley & Jomax Roads

BACKGROUND **Zoning.**
The site is zoned single family residential within the Environmentally Sensitive Lands Ordinance Overlay (R1-70 ESL and R1-43 ESL). The north portion of the site is zoned R1-43, and the south portion is zoned R1-70, with Desert Highlands Drive roughly dividing the two districts.

Context.

The proposed subdivision is located at the northeast corner of Pima and Happy Valley Roads. The subdivision is bounded on the north by Jomax Road and on the east by the existing Desert Highlands and Desert Skyline Estates residential development. Surrounding property zoning and development are described in the following table.

Direction	Zoning	Existing Land Use
North	R1-190 ESL FO	Native desert, planned for McDowell Sonoran Preserve
East	R1-18 ESL (HD), O-S ESL (HD), R1-70 ESL (HD)	Desert Highlands and Desert Skylines Estates residential subdivisions
South	R1-190 ESL	Native desert
West	R1-18 ESL, R1-43 ESL, R1-70 ESL	Desert Arroyo Estates, Vistana, Happy Valley Ranch and unnamed residential subdivisions

APPLICANT'S PROPOSAL

Development Information

Existing Use: Vacant, native desert land
Parcel Size: 123.74 gross acres
Density Allowed/Provided:
R1-43: .83 du/ac / .79 du/ac
R1-70: .55 du/ac / .53 du/ac
Lots Allowed /Provided:
R1-43: 36 lots / 36 lots
R1-70: 45 lots / 44 lots
NAOS Required / Provided: 32.9 acres / 45.1 acres

Plat Proposal

The proposed preliminary plat is a gated community of 80 lots on about 114 net acres of land. The plat is essentially split into two gated, platted areas: one located north, and the other, south of Desert Highlands Drive. The primary access is off of Desert Highlands Drive, which also serves as secondary access to the Desert Highlands subdivision. A single guardhouse within Desert Highlands Drive is proposed to monitor access to the two gates into the north and south portions of the development. A secondary, code-access entry/exit point is provided off of Happy Valley Road for the southern portion of the plat. There is no access proposed off of Jomax Road. Internal streets are private and include a primary, north-south access with multiple cul-de-sacs. The proposed plat improvements include realigning the existing Happy Valley Road at the Pima Road intersection to match up with the existing Happy Valley Road to the west (these are currently offset). The proposal also includes a similar realignment of Desert Highlands Drive with Yearling Drive to the west.

The site slopes are mainly in the 2-10% range, and include multiple, southwest draining washes. The plans show that washes with a capacity of 50 cubic feet per second (cfs) or larger are preserved. A scenic corridor easement with a minimum 85-foot and average 113-foot width is provided along Pima Road. Cuts and fills over 8 feet in height are not proposed.

The Natural Area Open Space (NAOS) requirement for the site is 32.9 acres and the proposal includes 45.1 acres. The NAOS is provided on-lot (43.8 acres) and within a retention basin (1.3 acres). This additional acreage is used to justify the request for Amended Development Standards for both the R1-43

and R1-70 portions of the site. The applicant is requesting a 25 percent reduction in lot size, width, and yard setbacks, which is the maximum reduction allowed by ESLO for DRB approval. A summary of these amendments is included in Attachment C.

The trails proposed included with the plat include an equestrian trail along Pima Road, which will tie into the existing trail on the south side of Jomax Road. A multi-purpose paved path is also planned along the Pima corridor. Other pedestrian amenities will include sidewalks along Happy Valley Road and pathways along Desert Highlands Drive.

A retention basin is proposed at the southwest corner of Happy Valley and Pima Roads. This basin is designed with graduated slopes (between 5:1 and 12:1 slopes), two (2-foot high) berms along Pima Road, a sandy bottom wash feature, and revegetation using indigenous plants.

The guardhouse architecture includes stone exterior walls and standing seam metal roofs. The entry feature walls are stucco with battered stone columns and the entry gate is grid-pattern wrought iron. The proposed site walls are stucco with battered stone columns and metal pier caps. The site walls are non-continuous walls along Pima Road with wide breaks for maintaining wash and wildlife corridors. These walls are not considered perimeter walls by zoning code definition.

IMPACT ANALYSIS

Traffic.

The plat will result in the dedication of the full right-of-way for the Happy Valley realignment at Pima Road (110-foot right-of-way). The plan includes the realignment of the existing Desert Highlands, and abandonment (under a separate application) of the right-of-way as a public street. Right-turn lane deceleration lanes off Pima Road at Happy Valley Road and Desert Highlands Drive; and off Happy Valley Road at the southern site entrance are part of the proposal.

Airport Vicinity.

The Scottsdale airport is located about 5 miles to the southwest of the site. Notification of the airport vicinity is required to be placed on the plat.

Water/Sewer.

Water and sewer lines and resources are available to the site.

Fire.

The gated entries and streets were designed to meet Rural Metro emergency access requirements.

Schools.

The Scottsdale, Cave Creek, and Paradise School Districts were notified of this application in November, 2004.

Community Involvement.

The applicant met with the Desert Highlands Homeowner's Association members and residents and mailed information to the 5 adjacent homeowners in Desert Skylines Estates as part of a preliminary outreach in the spring of

2004. In the fall of 2004, the applicant mailed an information letter to all property owners located within 750 feet of the project boundary. Staff provided an informational postcard to property owners within 750 feet in early September 2004. Staff has received no public comment regarding the proposal.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

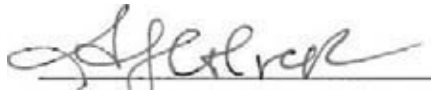
RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Suzanne Colver
Senior Planner
480-312-7087
E-mail: scolver@scottsdaleaz.gov

APPROVED BY



Suzanne Colver
Report Author



Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleaz.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Close-Up Aerial
3. Zoning Map
4. Preliminary Plat
5. Development Envelope Plan
6. NAOS Plan
7. Conceptual Landscape Plan
8. Entry Gates/Sign/Theme Wall Exhibit
9. Monument Sign Exhibit
10. Guardhouse & Gated Entry Enlargement
11. Fence Elevation Exhibit
12. Guardhouse Elevations
13. Retention Basin Design
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Code Requirements
- C. Amended Development Standards Summary



Urban Design
Studio L.L.C.

21PP04

8/27/04

Master Planned Communities, Land Planning, Site Planning &
Design, Environmental Analysis & Landscape Architecture

PINNACLE PLACE PROJECT NARRATIVE

Introduction:

Pinnacle Place is a 124-acre project that will be developed by the Pivotal Group and Geoffrey H. Edmunds and Associates. It is located on the West Side of Pima Road at the west entry to Desert Highlands at Desert Highlands Drive.

The project will include 80 custom and semi-custom homes in a guard gated setting.

Request:

The application is for consideration of the Preliminary Plat for 80 lots with modified development standards and design approval of the conceptual guardhouse architecture, entry monuments, landscape and walls. In addition, an ESLO 3 exemption for restrictions on combined envelopes and perimeter wall restrictions is requested.

Public Involvement:

Preliminary site plan concepts that included 82 lots were developed and presented to the largest adjacent homeowner association Board Committee and the entire Board in an effort to work together as a good neighbor to ensure sensitivity and compatibility. Support by the Association was given for the proposed 80-unit plan with a 50-ft. minimum open space setback between the projects. Additionally, letters were sent to home and property owners within 750 ft. of the site.

Site Plan:

The site plan was developed to allow home sites that nestle within the site; avoiding washes to allow for maximum preservation of open space as well as for amenities for the future residents. Single and combined development envelopes are designed on a preliminary basis to designate development and preservation areas. The envelope alignments may shift in the process of adding specific floor plans to individual lots.

Lot sizes and configurations vary throughout the site to respond to the configuration of wash alignments and zoning district regulations.

The area north of Desert Highlands Drive is zoned R1-43 and the area south are zoned R1-70.

The site provides for 32.9 acres (26%) of Natural Area Open Space with an additional amount of open space throughout the project. The total open space provided is approximately 50 acres (40%) consisting of NAOS, re-vegetated areas, detention areas, and front/rear yards.

A large portion of the open space that will be provided will benefit the community, as it is located along Pima Road. Over a 100 ft. average depth of open space is being provided in the Scenic Corridor. A Scenic Corridor of 85' minimum average of 100' + is also being provided. A public trail will meander throughout the scenic corridor to provide a north/south connection to the City's trails.

Access:

7502 East Main Street, Scottsdale, Arizona 85251
Phone (480) 994-0994 Fax (480) 994-7332 www.lvadesign.com

ATTACHMENT #1

The primary access to the project is from Pima Road via Desert Highlands Drive. Two electronically controlled gates are proposed. A single guardhouse will monitor the access to two gates, one north and one south. The guardhouse is intended to be occupied by security during the day with electronic access control in the evening hours. Homeowners will have 24-hour remote access into the gates. The southern gate on the realigned Happy Valley Road will be a ring-in and right-out only condition also including an electronic gate system. The north gate on Jomax Road will be for emergency use only.

Both the main entry at Desert Highlands Drive and Happy Valley Road are being realigned with the constructed street alignments on the West Side of Pima Road to remedy the offset intersections as they exist today.

Architecture:

The proposed architecture of the gatehouse is a natural southwest flavor using stone walls, deeply inset glass, wood structure and "old penny" copper roof.

The architecture of the homes will be subject to design guidelines evocative of Desert Highlands that are being developed for the project. If model homes are built, the design proposed will return to the Development Review Board.

Landscape Architecture:

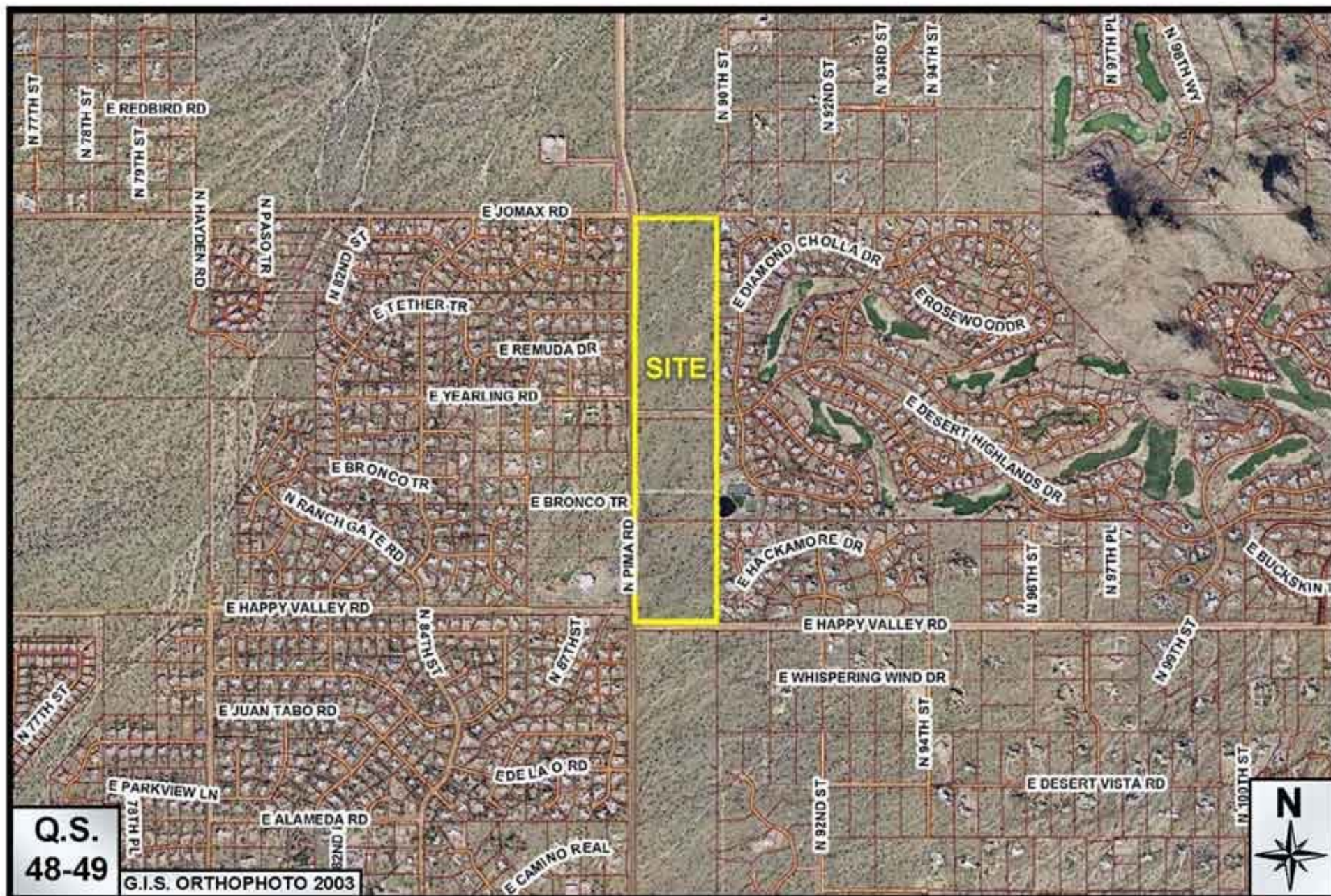
The proposed landscape architecture will compliment the existing upper Sonoran desert. Landscaping at entry areas and around signage will be compatible with existing vegetation.

Drainage:

The site drains generally from the northeast to the southwest. On-lot retention will be provided throughout the project to address city's requirements. The future homeowners association will be responsible for maintenance of the retention basins along with the natural washes.

Conclusion:

Pinnacle Place will provide a unique setting for 80 high quality new homes on 124 acres while preserving a substantial amount of the site as open space and providing community benefits, such as additional preserved desert, scenic corridor, trails, and a realized Happy Valley Road intersection within Pima Road.



Pinnacle Peak Place

21-PP-2004

ATTACHMENT #2



Pinnacle Peak Place

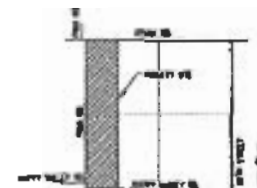
21-PP-2004

ATTACHMENT #2A



ATTACHMENT #3

PRELIMINARY PLAT FOR
PINNACLE PEAK PLACE
 LOCATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4
 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
 CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA



SECTION 6, TWP. 4N, R. 5E
 VICINITY MAP
 6/16

LEGAL DESCRIPTION

BEARING AS A PLAIN AND MEASURED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6, ARTICLE 17, OF THE CONSTITUTION OF THE STATE OF ARIZONA, THE FOLLOWING IS THE LEGAL DESCRIPTION OF THE TRACT OF LAND HEREIN SHOWN:

THAT CERTAIN TRACT OF LAND, TO-WIT: THE WEST HALF OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN TRACT OF LAND, TO-WIT: THE WEST HALF OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SHEET INDEX

1. COVER SHEET
2. PRELIMINARY PLAT MAP
3. RECONSTRUCTION MAP
4. DATA & FIELD PLAN

SITE DATA

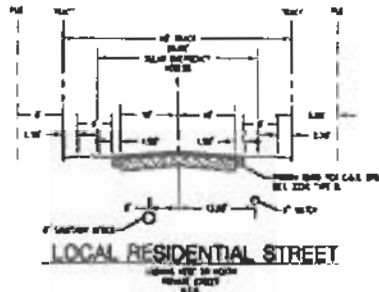
OWNER: PIVOTAL SCOTTSDALE 123, LLC
 ADDRESS: 12345 N. 10TH AVENUE, SCOTTSDALE, AZ 85254
 PHONE: (480) 990-1234
 FAX: (480) 990-1235
 E-MAIL: info@pivotal123.com
 PROJECT: Pinnacle Peak Place
 SUBMITTER: PIVOTAL SCOTTSDALE 123, LLC
 DATE: 06/16/2004

TRACT DATA

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NOTES

1. ALL LOTS ARE TO BE PLANNED FOR RESIDENTIAL USE.
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4. ALL LOTS ARE TO BE PLANNED FOR RESIDENTIAL USE.



LOT DATA

LOT	AREA (SQ. FT.)	AREA (AC)	PERCENT OF TOTAL
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9	43,560	1.00	1.00%
10	43,560	1.00	1.00%
11	43,560	1.00	1.00%
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25	43,560	1.00	1.00%
26	43,560	1.00	1.00%
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94	43,560	1.00	1.00%
95	43,560	1.00	1.00%
96	43,560	1.00	1.00%



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2204-2205	2205-2206
2206-2207	2207-2208
2208-2209	2209-2210
2210-2211	

23

DEVELOPMENT ENVELOPE SUMMARY:

LOT #	DEVELOPMENT ENVELOPE AREA	LOT #	DEVELOPMENT ENVELOPE AREA
1	26,600	41	20,700
2	28,200	42	28,200
3	31,200	43	23,700
4	34,900	44	26,800
5	27,600	45	28,300
6	23,300	46	28,500
7	23,400	47	29,100
8	25,400	48	21,500
9	22,000	49	18,000
10	28,000	50	30,200
11	25,800	51	23,500
12	29,700	52	34,000
13	27,700	53	25,700
14	31,900	54	25,800
15	31,400	55	25,600
16	39,700	56	29,300
17	30,000	57	19,500
18	26,700	58	27,900
19	28,300	59	22,900
20	35,300	60	24,900
21	33,900	61	31,500
22	25,700	62	26,700
23	29,300	63	22,000
24	23,000	64	21,300
25	32,300	65	22,700
26	24,400	66	28,000
27	24,300	67	24,800
28	29,000	68	33,300
29	33,100	69	29,600
30	33,900	70	24,500
31	33,300	71	25,200
32	19,500	72	19,400
33	28,300	73	26,000
34	31,300	74	23,400
35	31,700	75	22,200
36	17,900	76	28,700
37	24,400	77	32,300
38	21,400	78	21,500
39	29,400	79	25,600
40	32,400	80	27,300

LEGEND

 Preliminary Development Envelope Area
with Average Conceptual Envelope Dimensions

All delineated NAOS areas and subsequent preliminary development envelope areas shall meet or exceed the ESL requirements as stated in Sec. 6.1060.F.1, concerning minimum widths and area of NAOS easements. Preliminary development envelopes shall also adhere to the amended setback standards for buildings and applicable on-lot improvements.



PRELIMINARY DEVELOPMENT ENVELOPE PLAN

PINNACLE PEAK PLACE SCOTTSDALE, ARIZONA
(NEC of PIMA ROAD & HAPPY VALLEY ROAD)



PRELIMINARY N.A.O.S. DATA

CITY OF SCOTTSDALE: N.A.O.S. REQUIREMENTS

UPPER DESERT-SLOPE

Slope Category	Area	Required NAOS Dedication %	Required NAOS Dedication Area
0% TO 2%	4.87 AC	25.0%	1.22 AC
2% TO 5%	68.19 AC	25.0%	17.12 AC
5% TO 10%	10.35 AC	35.0%	3.62 AC
10% TO 15%	1.66 AC	45.0%	0.75 AC
15% TO 20%	1.26 AC	45.0%	0.57 AC
20% +	1.25 AC	45.0%	0.56 AC
TOTAL	87.89 AC		23.84 AC

LOWER DESERT-SLOPE

Slope Category	Area	Required NAOS Dedication %	Required NAOS Dedication Area
0% TO 2%	4.43 AC	20.0%	0.89 AC
2% TO 5%	25.83 AC	25.0%	6.46 AC
5% TO 10%	4.29 AC	30.0%	1.29 AC
10% TO 15%	0.67 AC	30.0%	0.20 AC
15% TO 20%	0.38 AC	30.0%	0.11 AC
20% +	0.46 AC	30.0%	0.14 AC
TOTAL	35.86 AC		9.04 AC

TOTAL N.A.O.S. REQUIRED = 32.88 acres

NOTE: Quantities on each lot will vary based on final plat

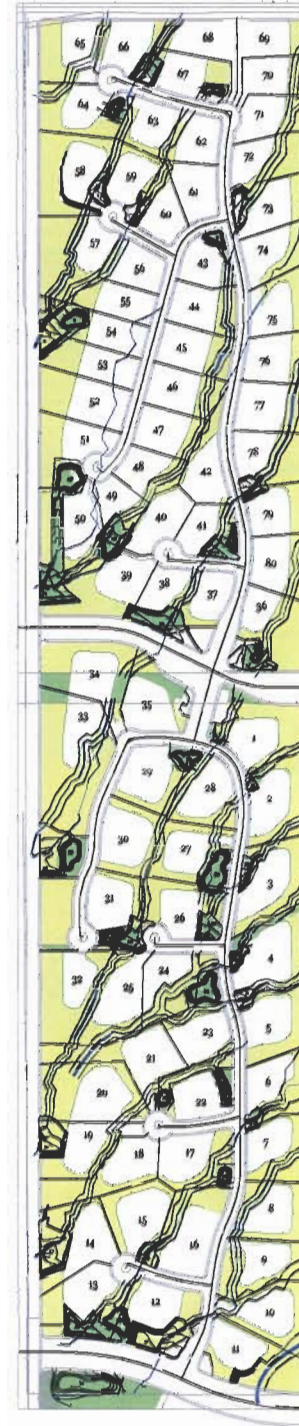
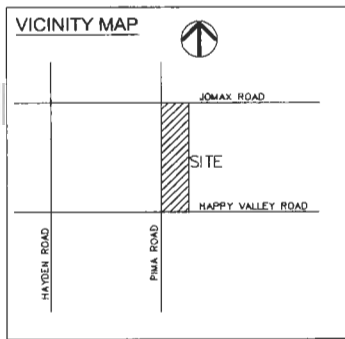
N.A.O.S. SUMMARY

Total Undisturbed Area:	33.6 Acres (74%)
Total Revegetated Area:	11.5 Acres (26%)
Total N.A.O.S. Provided:	45.1 Acres

- N.A.O.S. - Undisturbed
- N.A.O.S. - Revegetated
- Preliminary Development Envelope Area or Non-NAOS Creditable Open Space
- 50+ CFS Washes / 404 Jurisdictional Washes
- No Boulder Features Subject to City of Scottsdale E.S.L.O. Exist on Subject Property

Please see attached "Preliminary NAOS Summary Table" for per lot NAOS summaries.

Sensitive Natural Areas have been identified as areas containing increased vegetation densities and unique environmental features. These areas were identified prior to the site planning process and have been incorporated into the development plan as non-impacted areas. Building envelopes have been situated to promote sensitive development conditions that largely avoid impacts to these sensitive areas. 50+ cfs washes and heavily vegetated areas were prioritized for non-disturbance and the NAOS Exhibit illustrates this commitment. The building envelopes in this application are proposed to minimize disturbance of existing wash corridors. These wash corridors will also serve as wildlife corridors and special exceptions have been made to provide connectivity by reducing obstructions that would affect these movements.



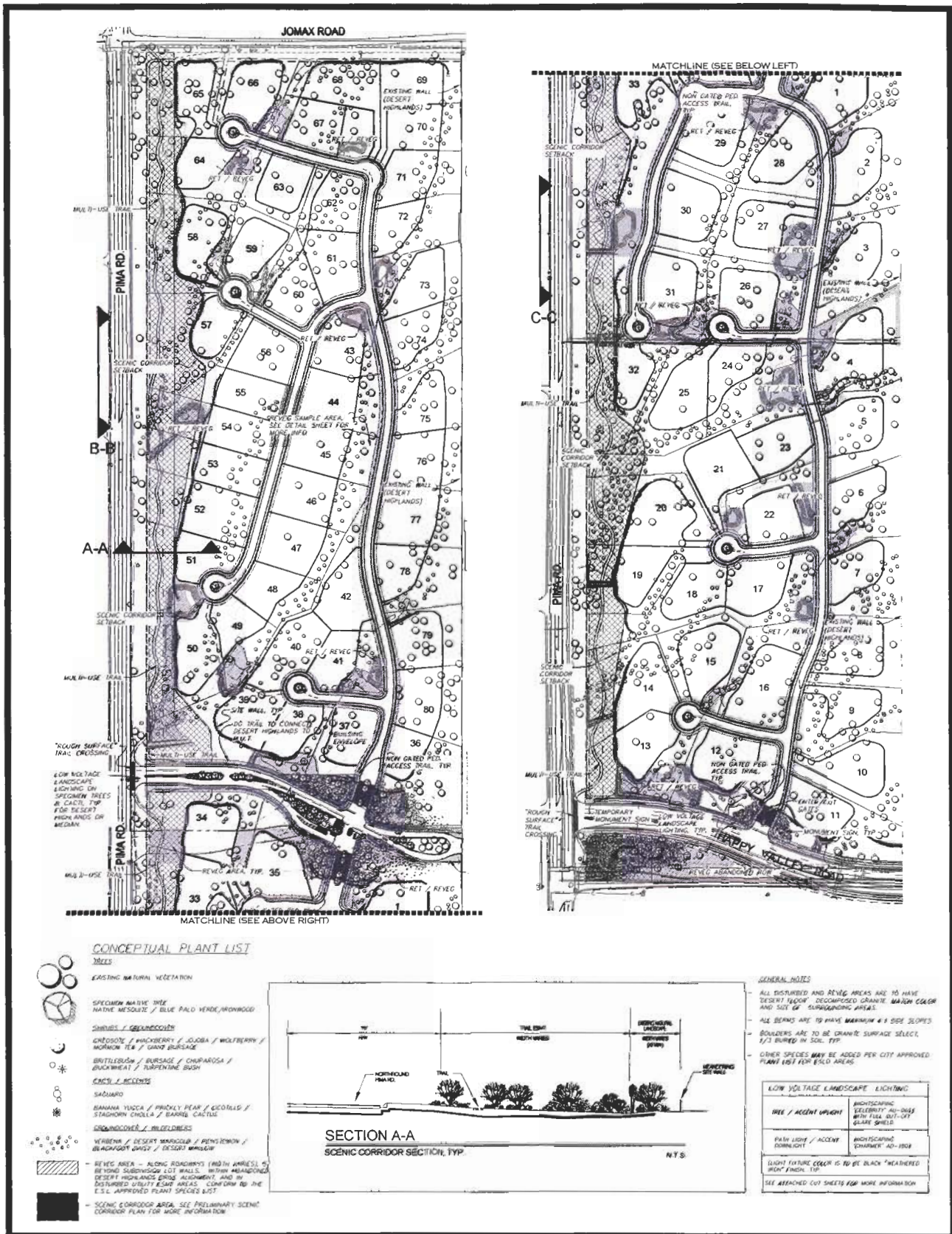
NATURAL AREA OPEN SPACE (N.A.O.S.) PLAN & ENVIRONMENTAL FEATURES MAP

PINNACLE PEAK PLACE
(NEC of PIMA ROAD & HAPPY VALLEY ROAD)

SCOTTSDALE, ARIZONA

SCALE: 1" = 200' (+/-)





Urban Design Studio L.L.C.

PINNACLE PEAK PLACE
 NEC PIMA ROAD & HAPPY VALLEY ROAD, SCOTTSDALE, ARIZONA
CONCEPTUAL LANDSCAPE PLAN

SCALE: (1"=10')

NORTH

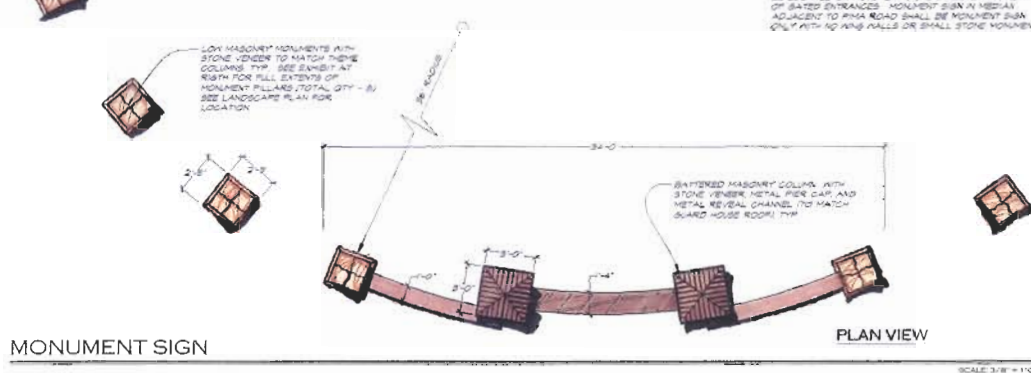
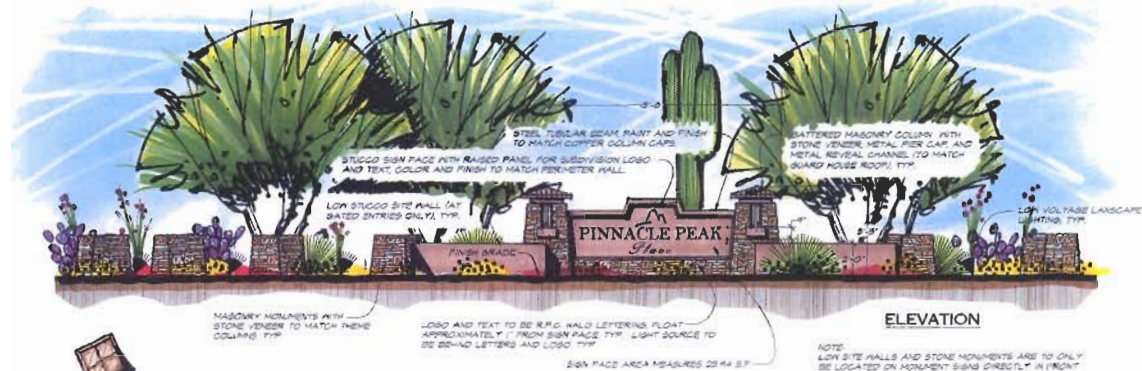
DATE: 4-8-06
 DES. AND DWTN: [blank]
 DRAWN: [blank]
 REVISION: [blank]

Master Planned Communities,
 Site Planning & Design,
 Environmental Analysis &
 Landscape Design

7502 East Main Street
 Scottsdale, Arizona 85231
 Phone: (480)994-0884
 Fax: (480)994-7332
 www.lva-design.com

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DATE: 4-8-06
 DES. AND DWTN: [blank]
 DRAWN: [blank]
 REVISION: [blank]



Master Planned Communities,
Land Planning,
Site Planning & Design,
Environmental Analysis &
Landscape Design

7502 East Main Street
Scottsdale, Arizona 85251
Phone (480) 994-0994
Fax (480) 994-7332
www.lvaudio.com

PINNACLE PEAK PLACE NEC PINA ROAD & HAPPY VALLEY ROAD, SCOTTSDALE, ARIZONA MONUMENT SIGN

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Client
11/15/24
Job No.
2074
Drawn
RMY / JMT
Printed



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Urban Design
Studio L.L.C.

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Land Planning,
Site Planning & Design
Environmental Analysis &
Landscape Design
7502 East Main Street
Scottsdale, Arizona 85254
Phone: (480) 994-0994
Fax: (480) 994-7332
www.lva-design.com

PINNACLE PLACE
NEC PIMA ROAD & HAPPY VALLEY ROAD, SCOTTSDALE, ARIZONA
GUARD HOUSE & GATED ENTRY ENLARGEMENT

SCALE: (1/4")
1" = 30'



Date:
4-1-05
Job No.:
0376
Drawn:
TRW
Revised:

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SECTION B-B

LOOKING EAST FROM PIMA ROAD (NORTH OF DESERT HIGHLANDS DRIVE)

N.T.S.



SECTION C-C

LOOKING EAST FROM PIMA ROAD (SOUTH OF DESERT HIGHLANDS DRIVE)

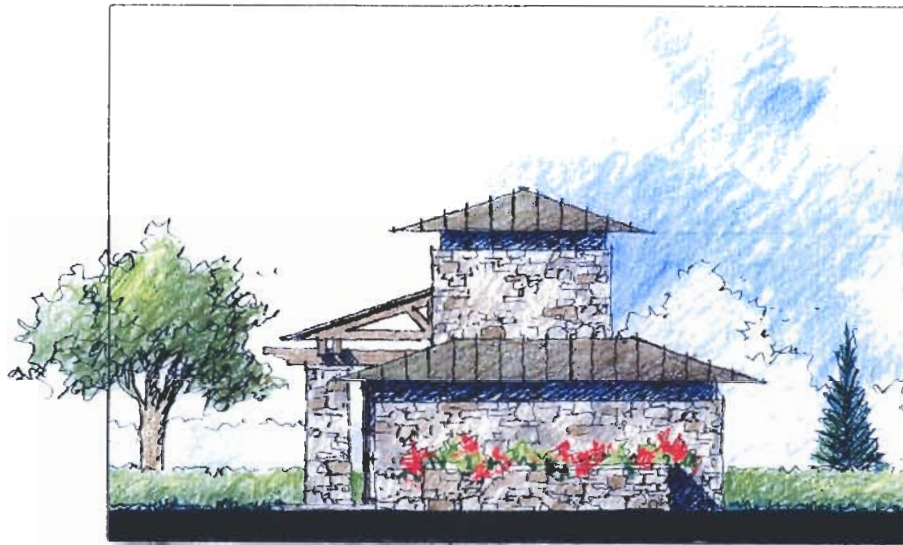
N.T.S.



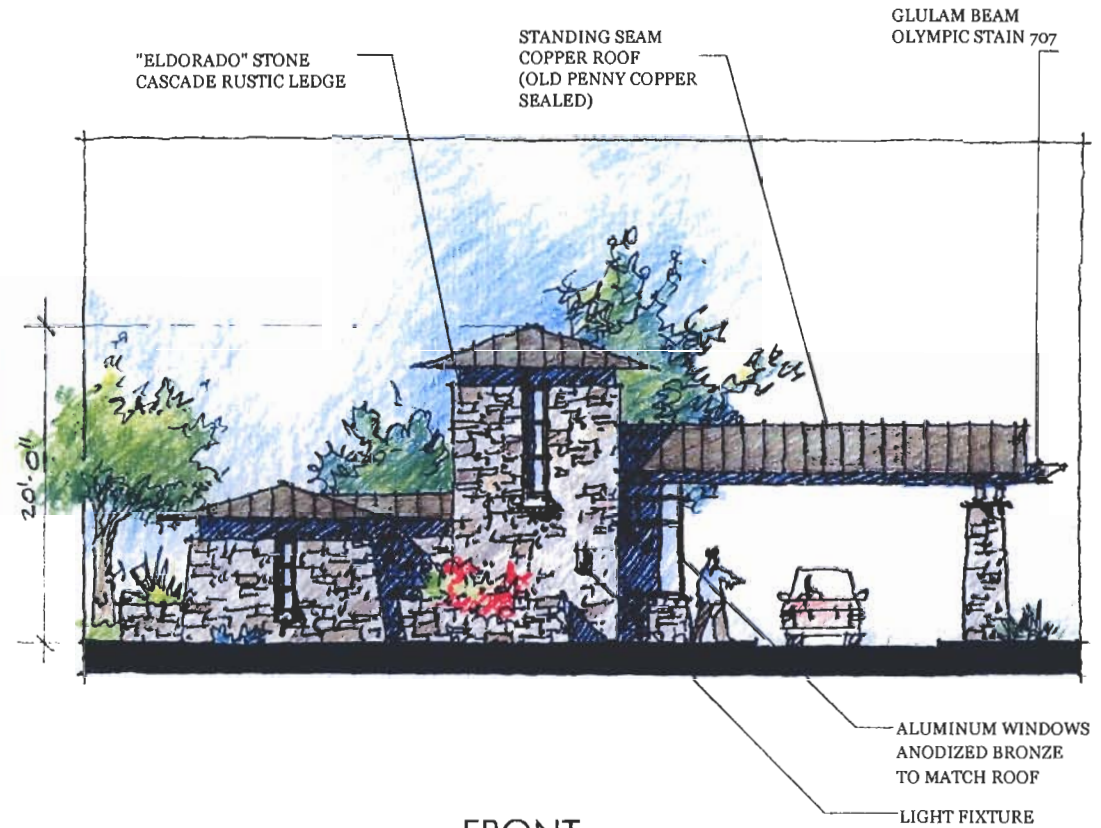
Master Planned Communities
Land Planning
Site Planning & Design
Environmental Analysis &
Landscape Design
7002 East Main Street
Scottsdale, Arizona 85251
Phone: (480) 964-0994
Fax: (480) 964-1542
www.lva-design.com

PINNACLE PLACE
NEC PIMA ROAD & HAPPY VALLEY ROAD, SCOTTSDALE, ARIZONA
FENCE ELEVATION EXHIBIT.





LEFT



FRONT

ENTRY GUARDHOUSE - ELEVATIONS

PINNACLE PEAK PLACE SCOTTSDALE, ARIZONA
GEOFFREY H. EDMUNDS & ASSOCIATES

RPW ARCHITECTURE PLANNING
4611 SELLER AVENUE
VENICE BEACH, CA 92665
TEL: 310-480-1111
FAX: 310-480-1111
INFO@RPWDESIGN.COM

RPW



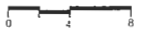
RIGHT



REAR

ENTRY GUARDHOUSE - ELEVATION

PINNACLE PEAK PLACE SCOTTSDALE, ARIZONA
GEOFFREY H. EDMUNDS & ASSOCIATES

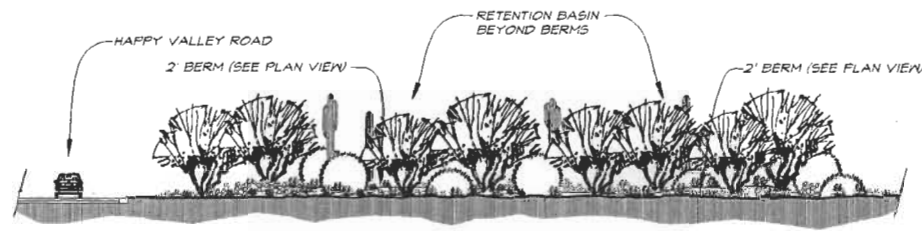


PROJECT: 0406 ■

DATE: 01/20/05 ■

RM ARCHITECTURE/PLANNING
4410 TELLER AVENUE
NEWPORT BEACH, CA 92640
TEL: 949.252.1800 FAX:
949.252.1103 WWW:
WWW.RMARCHITECTURE.COM

RM



SECTION D-D

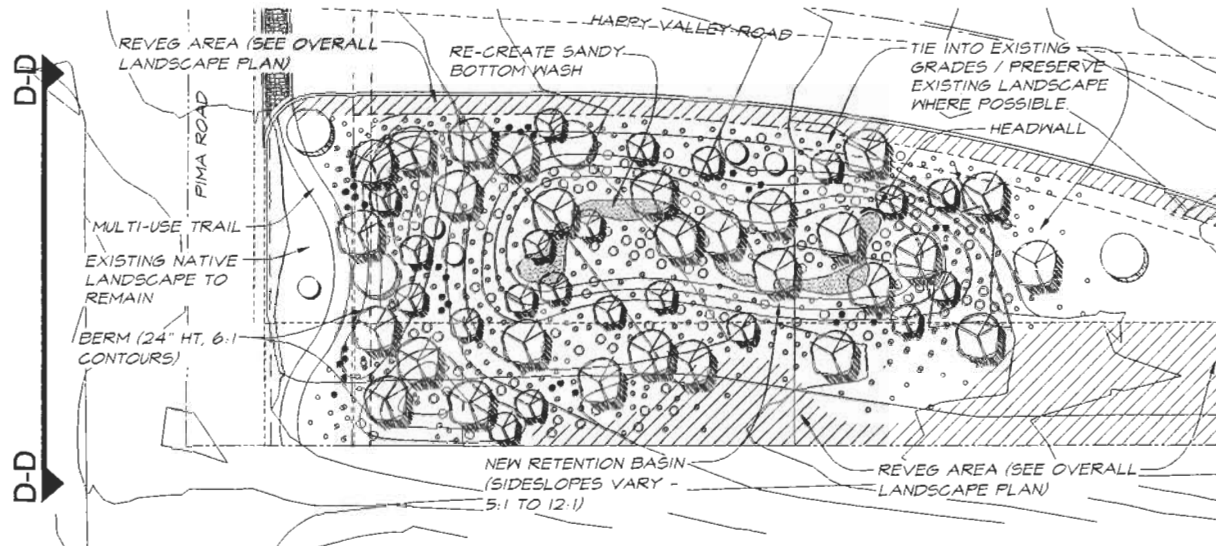
LOOKING EAST FROM PIMA ROAD (SOUTH OF HAPPY VALLEY ROAD)

APPROX SCALE: 1" = 10'-0"



Concept

Landscaping within the revegetated retention basin shall consist of plants from the approved revegetation list specified on the EIS/CEIS. The intent of the revegetation effort is to simulate the retention basin by re-creating a sandy bottom with features commonly found in other depressed areas on site. The soil slope contours have been graduated from 5:1 at the top, and 12:1 at the bottom area while the side slopes undulate to create a naturalistic drainage feature. Adjacent to the western edge of the basin, the new landscape bench will be graded to help retain the runoff from Pima Road. Side slopes of the basins have been decreased to a max slope of 5:1 on down to 3:1 and will be planted with trees, shrubs, and grass to provide additional screening of the basin. Existing native vegetation shall be preserved where possible at the Pima Road should be area. The new landscape bench and the new grading improvements. Lastly, the Pima Road will be widened to the southern property boundary within the right of way area as shown.



RETENTION BASIN (PLAN VIEW)

APPROX. SCALE: 1" = 20'-0"



ATTACHMENT #13

PINNACLE PEAK PLACE
EAST OF PIMA BETWEEN
HAPPY VALLEY & JOMAX RD.
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

SEE THE LOCATION OF THE FIRE LANES ON THE PLANS.

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. PROVIDE A KNOX ACCESS SYSTEM:
 - ☐ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☒ 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 7. NUMBER OF FIRE HYDRANTS REQUIRED, 9. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 1200 AT 500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.
- ☐ 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
- ☐ 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)
 - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 15. ALL STREETS & PRIVATE DRIVEWAYS SHALL BE DESIGNED TO A MIN. 100 YEAR STORM FOR EMERGENCY VEHICLE ACCESS. PROVIDE A LOOPED WATER MAIN SYSTEM.

ATTACHMENT A

Stipulations for Case: 21-PP-2004

Case Name: Pinnacle Peak Place

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by WRG Design Inc., dated 3/24/2005 by City staff.
- b. Scottsdale's Design Standards and Policies Manual (DSPM).

Planning Documents

- c. Each lot shall be constructed to comply with the Amended Development Standards submitted by LVA Urban Design Studio LLC, dated 1/19/2005 by City staff. (Attachment C)
- d. Each lot shall be constructed to observe the construction envelopes shown on the Development Envelope Plan submitted by LVA Urban Design Studio LLC, dated 1/26/2005 by City staff.
- e. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the Conceptual Landscape Plan submitted by LVA Urban Design Studio LLC, dated 4/8/2005 by City staff.
- f. Cuts and fills, including size, and location shall be consistent with the Cut and Fill exhibit submitted by LVA Urban Design Studio LLC, dated 8/27/2004 by City staff.
- g. The site walls shall be consistent with the Fence Elevation Exhibit by LVA Urban Design Studio LLC, dated 1/26/2005 by City staff. Location of site walls shall be consistent with the Conceptual Landscape Plan, submitted by LVA Urban Design Studio LLC, dated 2/3/2005 by City staff.
- h. The entry walls, gate, and revegetation shall be consistent with the Entry Gates/Sign/Theme Wall and Monument Sign exhibit by LVA Urban Design Studio LLC, dated 11/30/2004.
- i. The Guardhouse architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by RNM Architecture Planning, dated 1/26/2005 by City staff.
- j. The NAOS, including quantity, size, and location shall be dedicated to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by LVA Urban Design Studio LLC, dated 4/8/2005 by City staff.
- k. Retention Basin at the located at the southeast corner of Happy Valley Road and Pima Road shall be constructed to be consistent with the Retention Basin Design Plan submitted by LVA Urban Design Studio LLC, dated 2/3/2005 by City staff.
- l. The scenic corridor configuration shall be consistent with the Scenic Corridor Exhibit submitted by LVA Urban Design Studio LLC, dated 11/30/2004 by City staff.
- m. The Pinnacle Peak Place guardhouse and entry layout design shall be consistent with the Conceptual Entry Layout Plan submitted by WRG Design Inc., dated 4/1/2005 by City staff.

Engineering Documents

- n. Preliminary Drainage Report for Pinnacle Peak Place; prepared by WRG Design, Inc., dated 3/23/05, accepted by Bill Erickson, Floodplain Administrator.
- o. Preliminary Plat for Pinnacle Peak Place; prepared by WRG Design Inc, dated 3/24/05.
- p. Water System Basis of Design Report for Pinnacle Place; prepared by WRG Design Inc, approved on 10/15/2004 by City of Scottsdale Water Resources Department.
- q. Wastewater System Basis of Design Report for Pinnacle Place; prepared by WRG Design Inc, approved on 10/15/2004 by City of Scottsdale Water Resources Department.

Relevant Cases

- r. At the time of review, the applicable Zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 32-Z-1982.

Subdivision Plat Requirements

Subdivision Design**DRB Stipulations**

- 2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
- 3. The homeowners' association shall be responsible for the maintenance of the exterior site walls. The developer shall note this requirement on the final plat.
- 4. Provide the following note on the final plat: This plat lies within close proximity to the Scottsdale Airport (the "Airport"), which is located between Frank Lloyd Wright Boulevard on the north, Pima Road on the east, Thunderbird Road on the south, and Scottsdale Road on the west. The Airport is a general aviation reliever/commercial service airport for the Scottsdale-North Phoenix area.
- 5. Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building envelope exhibit is on file at the City of Scottsdale. No buildings, fences, walls or other improvements shall be located outside of the construction envelope.
- 6. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
- 7. The final plat shall identify which lots are governed by the R1-43 and R1-70 zoning districts.

Ordinance

- A. The developer shall provide a separate, dimensioned, building envelope exhibit with the final plat review.

Street Dedication Requirements**DRB Stipulations****Ordinance**

B. The developer shall provide the following street rights-of-way:

STREET NAME	STREET TYPE	R.O.W. DEDICATION
Pima Road (Public)	Major Arterial	75' half required, 30' Half Street (existing) (rededicate any existing dedications as fee title, warranty deed)
Happy Valley Road (Public)	Minor Arterial	110' full street, 55' half-street (dedicate new alignment in full, rededicate any existing dedications as fee title, warranty deed)
Jomax Road (Public)	Minor Collector	35' half (existing) (rededicate any existing dedications as fee title, warranty deed)
Desert Highland Drive (Private)	Local Collector	Varies. Minimum 80' Tract. Existing roadway easement requires abandonment approval by City Council
Internal Street (Private)	Local Residential	40' Tract. ESL Road Design Standards, per Figure 700-5, Local Residential Street and 700-6. Residential; Cul-de-sac Street.

Easements and Tracts**DRB Stipulations**

8. All easements and tracts shall be called out and described on the final plat. Tract information shall include acreage and purpose.
9. Trail Easement:
 - a. Prior to final plan approval, the developer shall dedicate a public access easement along Pima Road, over the width of the scenic corridor easement. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Planner, prior to approval of final plat.
10. Sight Distance Easements
 - a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
 - b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.
11. Vehicular Non-Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Pima Road, Jomax Road and Happy Valley Road except at the approved driveway locations.
12. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to

access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

C. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the Homeowner's Association. Maintenance responsibility shall not be the responsibility of private lot owners.

D. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

E. Vista Corridor Easements:

- (1) All vista corridor easements shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

F. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

G. An Natural Area Open Space Easement (NAOS):

- (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS.

Other

DRB Stipulations

13. Final plat shall not show building setback lines on the lots.

14. Well Site Dedication:

- a. Unless otherwise agreed to in writing by the Asset Management Coordinator, each tract or lot dedicated to the City shall be: (1) conveyed by a general warranty deed, and (2) accompanied by a title policy in favor of the City, both to the satisfaction of city staff as designated by the Asset Management Coordinator.

Final Improvement Plan Requirements

PLANNING

Guardhouse House Design And Amenity Feature Design

DRB Stipulations

15. The face of the service entrance section(s), if exterior, shall be flush with the building façade and painted to match the building.
16. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
17. All exterior conduit and raceways shall be painted to match the building.
18. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
19. Entry signage shall comply with the sign ordinance for residential entryway signs. All signage requires separate permit.

Ordinance

- H. The gatehouse shall be a maximum 24-feet in height, as defined in the zoning code.

Walls, And Fence Design

DRB Stipulations

20. Developer shall revise Fence Elevation Exhibit to show a more rough and uneven surface to the top of the wall prior to final plans. The Exhibit shall also continue to include the note that the wall shall undulate vertically with natural contours of the underlying topography.
21. Site (theme) wall shall be constructed with the materials and color shown on the Entry Gates/Sign/Theme Wall exhibit by LVA Urban Design Studio LLC, dated 11/30/2005 by City staff. The location and vertical and horizontal undulation of wall shall be as shown on the approved Fence Elevation Exhibit, as amended by stipulations.
22. Walls within a sight visibility triangle shall not exceed 2'-0" measured from nearest street line as described in the DS&PM.
23. Walls over 3 feet in height shall not be placed within the required yard setbacks of a lot.

Natural Area Open Space (NAOS)

DRB Stipulations

24. The minimum amount of NAOS that shall be provided with the subdivision plat is 45.10 acres.
25. Developer shall revise the NAOS Analysis Exhibit to provide the following, tabulated data:
 - a. the amount of on-lot undisturbed and revegetated NAOS dedicated with the plat;
 - b. the minimum amount of undisturbed and maximum amount of revegetated on-lot NAOS to be dedicated with lot construction (indicated by lot);
 - c. the total amount of NAOS to be dedicated per lot;
 - d. the amount of tract undisturbed and revegetated NAOS dedicated with the plat;
 - e. the total amount of NAOS dedicated, on-lot and in tracts.
26. Due to the drainage easements and realignments of roads and utilities with the plat, some lots will not meet the ESLO requirement of a minimum 70% undisturbed and maximum 30% revegetation NAOS

per lot. Developer shall indicate on the NAOS Analysis Exhibit each lot that does not meet ESLO 70%-30% NAOS requirement, and the corresponding lot which will provide the difference for meeting the ESLO 70%-30% requirement.

27. Add the following note on the NAOS Analysis Exhibit: "The minimum amounts of on-lot undisturbed and revegetated NAOS to be dedicated with lot construction may not be revised without a subdivision-wide and lot-by-lot analysis showing how the required NAOS will be provided, including the minimum 70% undisturbed and maximum 30% revegetation NAOS requirement per lot. Said revision shall require Development Review Board approval."
28. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.
29. NAOS shall not be dedicated within 5-feet of any building.
30. NAOS areas dedicated within 10-feet of any building shall considered revegetated NAOS.
31. NAOS areas dedicated within 5-feet of any wall shall considered revegetated NAOS.

Construction Envelope Exhibit

DRB Stipulations

32. Include zoning district information for each lot on the construction envelope exhibit.
33. Add the following note the final construction envelope exhibit: "Modification to the building envelope exhibit shall require the approval of the Development Review Board."
34. Developer shall revise the Construction Envelope Exhibit to dimension the minimum distance between lots, to verify that the minimum dimension of area to be dedicated as NAOS is 30 feet.

Ordinance

- I. The developer shall provide a separate dimensioned construction envelope exhibit with the improvement plan review.

Scenic Corridor/Buffers

DRB Stipulations

35. The scenic corridor along Pima Road shall be a minimum 85 feet wide and an average width 113 feet. The minimum square footage area of the corridor shall be 550,700 Sq.Ft.
36. Building envelopes along Happy Valley Road shall be set back a minimum of 40 feet from the outside edge of the ultimate planned right-of-way for Happy Valley Road.
37. No walls shall be located within the scenic corridor easement along Pima Road, or within 40-foot setback from Happy Valley Road.

Landscape Design

DRB Stipulations

38. A minimum of 53 mature (as defined in the zoning code) trees shall be planted within the retention basin area located at the southwest corner of the site, south of Happy Valley Road (Tract A), as indicated on the approved Retention Basin Design Plan.
39. Landscaping of the retention basin located at the southwest corner of the site, south of Happy Valley Road (Tract A), shall be subject to a site inspection and approval by City project coordination staff, immediately following installation of plant material, to ensure proper placement and coverage of vegetation to help screen and naturalize the retention basin design. Said site inspection shall be arranged with the project coordination staff prior to completion of landscape installation. Developer understands and agrees that additional landscaping and modification to the placement of landscaping may be required by project coordination staff as a result of the site inspection.

40. Developer shall provide a NAOS revegetation plan showing at least three 100 foot by 100 foot revegetation sample areas. These samples should be based off of at least three areas of undisturbed vegetation on-site.
41. Revegetation shall comply with the NAOS Revegetation Area Guidelines, found in the approved Scottsdale Scenic Corridor Design Guidelines Appendix.
42. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
43. Salvaged vegetation shall be incorporated into the landscape design.
44. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
45. Public right-of-way median landscaping and irrigation shall be installed and constructed in accordance with the City of Scottsdale's Supplement to MAG Standard Specification.
46. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

Exterior Lighting Design

DRB Stipulations

47. Exterior lighting should be low scale: either low in physical height, *i.e.*, mounted or placed at a height generally below usual eye level (6 feet); or low in lighting intensity, *i.e.*, the maximum capacity of the lighting fixture = 50 watts for incandescent and florescent lighting sources, 25 watts for halogen, 10 watts for metal halide, and 1 watt for LED lighting sources.
48. No lighting shall be permitted in dedicated NAOS easements, and Scenic Corridor easements.
49. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
50. Incorporate into the project's design, the following:

- a. Gate House Design And Amenity Feature Design Fixtures shall be a flat black, dark copper or dark bronze finish.

Landscape Lighting

- b. Landscape lighting shall be revised to be full cut-off (no light source visible) and aimed downward. Nightscaping 'Celebrity' is not approved with this application.
- c. Fixtures shall be a flat black or dark bronze finish.
- d. Landscaping lighting shall be utilized only to accent plant material.
- e. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- f. The landscape lighting lamp shall be an incandescent or halogen incandescent source. The landscape light lamps shall not exceed 15 watts

Path lighting

- g. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source. Path light fixtures shall meet all IESNA requirements for cutoff.
- h. Fixtures shall be a flat black or dark bronze finish.
- i. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.

Additional Planning Items**DRB Stipulations**

51. Flagpoles, if provided, shall be one piece, conical, and tapered.
52. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

Ordinance

- J. No paint colors shall be used that have a LRV greater than 35 percent or that have a chroma exceeding 6, as indicated in the Munsell Book of Color. Final plans drawings of buildings and walls shall include LRV and chroma information.

ENGINEERING**Drainage And Flood Control****DRB Stipulations**

53. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
 - a. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
54. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
55. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical, with the exception of the basin located in Tract A, south of Happy Valley Road, which shall not exceed 5:1 slopes. Except in Tract A, sideslopes greater than 4:1 may be used to lessen disturbance to the site. All basins shall have some portion of their perimeter at a sideslope that does not exceed 4:1.
56. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
57. Retention basins that are engineered need to be located in dedicated tracts. At locations where basins are not adjacent to the roadway, minimum 20' wide access easements shall be provided from the right-of-way, roadway easements or tracts to the proposed retention basins.
58. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
59. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
60. Provide positive drainage away from walks and curbs along all streets.
61. Riprap shall be indigenous stone.

62. All exposed cut and fill shall be treated with eonite or equivalent.

Ordinance

- K. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- L. If full storage of the 100 year, 2 hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.
- M. Other Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not allowed.
- N. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

Roadway, Intersection, And Access Design

DRB Stipulations

63. Streets and other related improvements:

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Pima Road (Public)	Major Arterial	Deceleration lanes		
Jomax Road (Public)	Minor Collector	Existing		
Happy Valley Road (Public)	Minor Arterial	Full Street Improvement	Vertical	8' sidewalk
Desert Highlands Drive (private)	Local Collector	Full street Improvement per ESLO Figure 700-3	18" Ribbon	5' sidewalk

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Pima Road (Public)	Major Arterial	Deceleration lanes		
Internal Street (Private)	Private	23-foot wide paved BC-BC. Minimum 28-foot wide drivable surface for public emergency vehicles (minimum 83,000 gross vehicle weight rating)	18" Ribbon	6' shoulders

64. Developer shall submit a Circulation Basis of Design Report to address final geometrics, roadway transitions, and sequencing of roadway infrastructure improvements for Happy Valley Road and Desert Highlands Drive, to be reviewed and approved by the City, prior to submittal of final improvement plans.
65. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual. Gates shall be 75' minimum from the back of the curb of public roadway.
66. Opticom Pre-emptive system with KNOX system will be required at all vehicular entry gates. Gates shall have electronic master slave keyway cylinder as a back-up system. Gates shall remain open in the event of loss of power and shall remain close during normal operations when the power is restored.
67. Pedestrian sidewalk or improved path shall be provided along both or at least one side of all entry gates to provide separated pedestrian access.
68. Pedestrian sidewalk or improved path shall be provided along both sides of Desert Highland Drive, minimum 5 feet wide.
69. Developer shall construct sidewalks on both sides of Happy Valley Road. Said sidewalks shall be divided from the roadway, and shall be minimum 8-foot wide.
70. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
71. One point of access shall be allowed from Happy Valley Road and shall be located a minimum of 600 feet (as measured centerline to centerline) from Pima Road.
72. Owner shall provide an access easement to allow ingress/egress vehicular and pedestrian access from the south adjacent property to Happy Valley Road. The intended south adjacent property includes the parcel that extends west to Pima Road. Said easement shall be recorded prior to final plat approval.
73. Desert Highlands Drive and Happy Valley Road shall be realigned to connect with the existing roads to the west of Pima Road.
74. Desert Highlands Drive shall be constructed per Desert Highlands conceptual entry layout plan, prepared by WRG Design, dated 3/1/2005.
75. Westbound Happy Valley Road, at the intersection of Pima Road shall have a two left turn lanes, two through lanes, and one right turn lane.
76. Improvement plans shall show the ultimate (future) curb lines for Pima Roads (based on Pima Road being 6 lanes).
77. Prior to final plan submittal, the developer shall contact City of Scottsdale Transportation Department to develop the plan for Pima Road improvement and realignment of Happy Valley Road.
78. The developer shall provide drainage improvements on Happy Valley Road to eliminate dip crossings.

79. The developer shall construct right turn deceleration lanes at site entrance on Happy Valley Road and on Pima Road at Happy Valley Road and Desert Highlands Drive.
80. The developer shall contact the City's Transit Coordinator with the Transportation Department at 480-312-7696 about all transit facilities required to be constructed with the proposed development, including the construction of bus shelters.
81. Minimum drivable lane widths for divided roadways shall be 20 feet wide, or as approved by the Fire Department.
82. All streets and private driveways shall be designed to allow emergency vehicle access in a minimum 100-year storm event.
83. Private streets shall be signed for no on-street parking, as required by the Fire Department.

Ordinance

- O. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- P. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

Trails And Paths

DRB Stipulations

84. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8-foot wide public non-paved trail within the public access easement along Pima Road. The trail can be covered with either graded natural dirt or compacted ¾ inch minus DG. The trail shall be set back from the ultimate pavement edge of Pima Road as far as possible. Said trail shall be constructed to connect with the existing trail on Jomax Road.
85. Final plans shall show the location of the existing trail located along the south side of Jomax Road. This trail shall be re-improved to match the improvement of the trail along Pima Road.
86. The trail shall cross the entry driveways either at the corner, or 40-50 feet back of the corner. Driveways with medians shall be designed to accommodate trail crossings. The surface trail crossings at driveways shall have rough texture exposed aggregate crossings, or rough texture epoxy coating on asphalt.
87. Prior to construction, the developer shall be responsible for coordinating the approved trail alignment, trail crossing locations and surface materials with the City's Trail Planner. The alignment shall be determined prior to approval of final plans.
88. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of City's Trails Planner.
89. The developer shall construct all public trails in accordance with the DS&PM.
90. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 10-foot wide public paved path within the public access easement along Pima Road. The path should be located adjacent to the unpaved trail wherever possible, to reduce impacts to the natural vegetation of the scenic corridor. The path shall be set back from the ultimate pavement edge of Pima Road as far as possible.
91. The developer shall construct all public paths (and sidewalks) in accordance with the DS&PM and MAG Standard Details as determined by the Transportation Staff.

Refuse**DRB Stipulations**

92. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

Ordinance

- Q. Underground vault-type containers are not allowed.
- R. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

DRB Stipulations

93. APPROVED BASIS OF DESIGN REPORTS. BASIS OF DESIGN REPORTS (WATER and WASTEWATER), City of Scottsdale Project # 2084-04 and #1337-04, have been approved by City of Scottsdale Water Resources Department on 10/15/2004. Final Plans shall reflect utility design as shown in the approved Basis of Design Reports.
94. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
95. The City of Scottsdale is currently constructing an eight-inch sewer line in Happy Valley Road. A payback agreement for half the cost of the line is required of the Owner and shall be completed prior to approval of improvement plans.
96. The sanitation sewer shall be extended through to the development to the northeast corner into Jomax Road.
97. Waterline and sewer line easements shall be 20' wide (minimum) and located in tracts.
98. Utility lines and utility easements shall not be located within the drainage basin limits.
99. Owner shall provide public utility easement dedication to the City for the existing and/or realigned public utility lines crossing the site serving Desert Highlands.
100. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Ordinance

- S. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
- T. Privately owned sanitary sewer shall not run parallel within the waterline easement.

Bridge/Wash Crossing And Head Wall Design**DRB Stipulations**

101. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert.
102. Bridges:
 - U. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.

Construction Requirements

As-Builts**DRB Stipulations**

103. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
104. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
105. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
106. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.



City of Scottsdale
Current Planning Services

DEVELOPMENT STANDARDS

Zoning R1-43

☐ PCD

☐ PRD

☒ ESL

Subdivision Name: Pinnacle Place

Date: _____

Case Number: _____

Quarter Section: _____

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
MIN. LOT AREA	43,000 sf	32,250 sf	25
MIN. LOT WIDTH			
Standard Lot:	150'	112.5'	25
Flag Lot:	20'		
MAX. BUILDING HEIGHT	24'		
MIN. YARD SETBACKS			
Front Yard -			
Front (to face of building):	40'	30'	25
Front (to face of garage):	40'	30'	25
Front (corner lot, side street):	40'	30'	25
Front (corner lot, adjacent to key lot, side street):	40'	30'	25
Front (double frontage):	40'	30'	25
Side Yard -			
Minimum:	20'	15'	25
Maximum:	40'	None	
Rear Yard -			
Standard Depth:	35'	26.25'	25
Min. Depth (% of difference which can be occupied):			
DISTANCE BETWEEN BUILDINGS (MIN)			
Accessory & Main:	10'		
Main buildings/adjacent lots:	40'	30'	25
MAX. WALL HEIGHT			
Front:	3'		
Side:	8'		
Rear:	8'		
Corner side not next to key lot:	8' on PL		
Corral fence height (on prop line):	6' on PL	Not allowed	
DEVELOPMENT PERIMETER SETBACKS			
APPLICABLE ZONING CASES			

NOTES AND EXCEPTIONS Flag lots shall have 1 rear setback and 2 or 3 side setbacks and one front yard. Flag lot setbacks shall adhere to the amended front, side and rear setbacks as defined by table above. Each flag lot front, side and rear will be defined on final plat

Planning and Development Services Department

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DEVELOPMENT STANDARDS

SUBDIVISION NAME Pinnacle Place

CASE # _____ Q.S. MAP 47-49; 48-49

ZONING RI-70 PCD ☐ PFD ☐ ESL ☒

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
A. <u>MIN. LOT AREA-</u>	<u>70,000 sf</u>	<u>52,500sf</u>	<u>25</u>
B. <u>MIN. LOT WIDTH</u>			
1. <u>Standard Lot-</u>	<u>250'</u>	<u>187.5'</u>	<u>25</u>
2. <u>Flag Lot-</u>	<u>20'</u>		
C. <u>MAXIMUM BUILDING HEIGHT-</u>	<u>24' 30"</u>		
D. <u>MIN. YARD SETBACKS-</u>			
1. <u>FRONT YARD-</u>			
a. <u>FRONT (to face of building)-</u>	<u>60'</u>	<u>45'</u>	<u>25</u>
b. <u>FRONT (to face of garage)-</u>	<u>60'</u>	<u>45'</u>	<u>25</u>
c. <u>FRONT (corner lot, side street)</u>	<u>60'</u>	<u>45'</u>	<u>25</u>
d. <u>FRONT (corner lot, adjacent to</u> <u>key lot, side street)-</u>	<u>60'</u>	<u>45'</u>	<u>25</u>
e. <u>FRONT (double frontage)</u>	<u>60'</u>	<u>45'</u>	
2. <u>SIDE YARD-</u>			
a. <u>Minimum-</u>	<u>30'</u>	<u>22.5'</u>	<u>25</u>
b. <u>Minimum aggregate-</u>	<u>60'</u>	<u>45'</u>	<u>25</u>
3. <u>REAR YARD-</u>			
a. <u>Standard Depth</u>	<u>60'</u>	<u>45'</u>	<u>25</u>
b. <u>Min. Depth (% of difference</u> <u>which can be occupied)</u>			
E. <u>DISTANCE BETWEEN BUILDINGS (MIN)-</u>			
a. <u>Accessory & Main-</u>	<u>10'</u>		
b. <u>Main buildings/adjacent lots</u>	<u>60'</u>	<u>45'</u>	<u>25</u>
F. <u>MAXIMUM WALL HEIGHT-</u>			
a. <u>FRONT</u>	<u>3'</u>		
b. <u>SIDE</u>	<u>8'</u>		
c. <u>REAR</u>	<u>8'</u>		
d. <u>Corner side not next to key lot</u>	<u>8' on PL</u>		
f. <u>Corral fence height (on prop</u> <u>line)</u>	<u>6' on PL</u>	<u>Not allowed</u>	
G. <u>DEVELOPMENT PERIMETER SETBACKS-</u>			
H. <u>APPLICABLE ZONING CASES-</u>	<u>None</u>		
I. <u>NOTES & EXCEPTIONS</u>	<u>Flag lots shall have 1 rear set back and 2 or 3 side set backs</u> <u>and one front yard. Flag lot setbacks shall adhere to the amended front, side &</u> <u>rear setbacks as defined by table above. Each flag lot front, side and rear</u> <u>will be defined on final plat.</u>		

1-19-2005